

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: _____ Vernon Housing Authority _____ PHA Code: AL084 PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2010												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 145 Number of HCV units:												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and Promote self-sufficiency and economic independence for residents												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. GOALS AND OBJECTIVES PREVIOUS: (1) Reduce Vacancies: We work very hard to keep vacancies at bay and so far we are keeping units full , but it is taking a few more days longer than we would like . (2) Maintain 90+ score on PHAS: In our last scoring, 2006 we had a score of 94. (3) Our goal was to modernize additional units to improve the quality of housing: We finished complete modernization of 16 units and built "off street" parking lot for all of the units at this location. At Strickland Court location we re-roofed all 72 units. (4) Our goal was to provide an improved living environment: We house a police officer who is on call to the Housing Authority 24 hours a day which gives our residents additional security in their neighborhoods. (5) Our goal was to provide or attract supportive services to improve assistance recipients employability: We have worked and are still working with the local new career center referring residents, displaying posters, sending fliers and giving handouts to our applicants and residents. We are assisting any way we can, especially with the GED program and employment training. (6) Our goal is always to follow our AFHMP to ensure applicants access to housing regardless of race, color, religion national origin, sex, familial status and disability. Latest AFHMP approved by HUD 06-10-2008. NEW GOALS: (1) We hope to maintain a 90+ PHAS score in the future. Economic conditions are very bleak in our county, all we can do is hope we can keep units occupied. (2) Improve Quality of Life for our Residents: We are continuing to modernize our units as CFP monies become available. We just started at the Strickland Circle Location with CFP 2009 and CFP 2009 stimulus funds. (3) Improve Security: We have signed a Memorandum of Agreement with the 24 th Judicial Drug Task Force to enhance the safety and well being of our residents and our property. This agreement envisions the mutual cooperation of the Drug Task Force and the VHA to coordinate efforts and services to the residents of our Authority. (4) Promote Self Sufficiency: We are working in conjunction with Beville State Community College to inform and assist our residents to become aware of the Adult Education Program offered by Beville State which assists in obtaining the knowledge and skills required for employment and economic self sufficiency. (5) Comply with VAWA: The Vernon Housing Authority has adopted the changes to the Lease for the Violence Against Women Act requirement. We are also in partnership with the Department of Human Services of Lamar County and the Lamar county sheriffs Dept. and the Vernon Police Dept. We have a listing of services for Homes as needed for domestic violence and Legal Services for domestic violence for any resident should the need arise.												

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: NONE</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The PHA 5yr and Annual Plan may be view at the Housing Authority office located at 230 Strickland Circle Vernon, AL 35592</p> <p>PHA PLAN ELEMENTS:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admission Policies: Our Authority adopted the latest Task Force and HUD approved ACOP with an effective date of 11-20-2008 for use by our Authority. 2. Financial Resources: The only funding we receive is operating funds and CFP funds. 3. Rent Determination: Our Authority adopted a \$50.00 minimum rent by Board approval 02-22-1996. Current Flat Rents effective 04-01-2009: 0BR \$ 172, 1BR \$ 209, 2BR \$ 260, 3BR \$313, 4BR \$365. 4. Operation and Management: The Authority employs 1 E.D., 1 Admin. Asst., 1 Section 8 Multifamily Coord. And 3 Maintenance staff. All management and maintenance policy documents and handbooks are available for review at our housing office. P.H.M. Manual, ACOP, Leases & Grievance Procedure, Operations and Maintenance Plan and Multifamily HUD Handbook 4350 Rev.3., etc. Our Pest Control is contracted out and they treat units quarterly. 5. Grievance Procedure: The Housing Authority has an established Grievance Procedure that complies with 24CFR Part 96 Subpart B for our residents. 6. Designated Housing for Elderly and Disabled: We have no designated Elderly and Disabled units. 7. Community Service and Self-Sufficiency: The Housing Authority has an established Community Service Policy effective 03-01-2000. Residents required to do Community Service are tracked on an excel sheet 8. Safety and Crime Prevention: Our Authority has a zero tolerance Policy with respect to violation of Lease terms regarding drug and/or criminal activity. We have a police officer housed in Apt. 76 with HUD approval, with an extension request in the HUD office annually. We also have a Memorandum of Agreement with the 24th Judicial Drug Task Force for services to deter crime and drug activity in our communities. 9. Pets: The Authority has an established Pet Policy effective 10-01-2000. 10. Civil Rights Certification: The Housing Authority can document we examine its programs. We are Section 504 compliant, the ACOP and Multifamily Tenant Selection Plan address compliances; have current Affirmative Fair Housing Marketing Plan approved by HUD 06-10-2008. 11. Fiscal Year Audit: On File for FYE 12-31-2008, 2009 will be conducted in February 2010. 12. No Applicable 13. Violence Against Women: The Vernon Housing Authority has adopted the changes to the Lease for the Violence Against Women Act Requirement. We are also in Partnership with the Dept. of Human Services of Lamar County and the Lamar County Sheriffs Dept. and the Vernon Police Dept. We have a list of services for Homes as needed for domestic violence and Legal Services for domestic violence for any resident should the need arise.
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.</p> <p style="text-align: right;">N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attached Forms</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attached Forms</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. We feel our Housing needs are being met as our waiting list is very short: 1BR 3; 2BR 0; 3 BR 0; 4 BR 0 : Waiting List Total 3...2 very low....1 extremely low ...All single individuals; no elderly or disabled</p> <p style="text-align: center;">Race: 1 Black.....2 White</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. We feel Housing needs are being met as the waiting list is very short (see 9.0 List)</p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. We feel our goals are being met/ We are continually upgrading our units as CFP funds become available. We strive to provide drug free, decent, safe and sanitary housing for eligible families in our area. We have an excellent working relationship with DHR, Community Action, Beville State Com. College and our local city government to provide as many avenues for self-sufficiency as possible for our residents.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification". A significant amendment or modification to the Annual Plan would be a change to rent or admissions policies or organization of the waiting list; change in the use of replacement reserve funds under the Capital Fund; any policy change related to demolition, disposition, designation, homeownership programs or conversion activities. B. Substantial Deviation would be a change in the following: mission statement of PHA; methods of improving community quality of life and economic vitality objectives; methods of promoting self-sufficiency; methods of ensuring equal opportunity in housing</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>RAB member Ms Cole advised she wanted central A/C and her cabinets lowered. I made a home visit and showed her how new cabinets would be styled and where central A/C unit would be and all the other things we planned to do in the units. She was VERY pleased with the plans, as we were incorporating everything the residents felt they needed. Ms Cole outreaches to the other residents in her neighborhood. Mr Coleman and Ms Dubose, RAB members wanted Central A/C for sure for the units. Mr. Coleman wanted to make sure new floors and windows were installed. I showed them the plans for all upgrades and both were very pleased and commented they did not know of anything else that needed to be incorporated into the plans. We are doing basically complete renovations of the units at Strickland Court.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Vernon Housing Authority			Grant Type and Number Capital Fund Program Grant No: AL09P084501-09 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$2,500.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$22,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$186,342.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$210,842.00			
22	Amount of line 21 Related to LBP Activities	16,893.00			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation measures				

SIGNED

By: 
 For the Housing Authority of the City of Vernon, Alabama

EXECUTIVE DIRECTOR

DATE: 9/23/2009

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Vernon Housing Authority Vernon(Lamar County)Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P084501-09 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL 84-05	Administration	1410						
	a.Cost of Accting & Misc. costs		1LS	2,500.00				
AL 84-05	Fees & Costs	1430						
	a. Hire A/E firm to prepare cont.							
	Dctms and inspect		1LS	22,000.00				
AL 84-05	Dwelling Structures	1460						
	a.Replace doors & Hdwr.		5DU	13,000.00				
	b. Drywall & Paint		5DU	43,068.00				
	c. Replace VCT		5DU	8,750.00				
	d.Update kitchens; including cab							
	Inets Sinks and range hoods		5DU	16,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Vernon Housing Authority Vernon(Lamar County)Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P084501-09 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Vernon Housing Authority Vernon (Lamar County) AL		Grant Type and Number Capital Fund Program Grant No: AL09P084501-09 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL 84-05	Dwelling Structures (cont.)	1460						
	c.Update baths with new fixture							
	Trim and tub surrounds		5 DU	19,600.00				
	d.Upgrade electrical		5 DU	19,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Vernon Housing Authority Vernon(Lamar County)Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P084501-09 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	e.Upgrade plumbing		5DU	13,915.00				
	f. Install new HVAC systems		5 DU	20,400.00				
	g.Replace windows		5DU	15,716.00				
	h.Abate and/or encapsulate							
	Lead based paint on porch							
	Supports and window lintles		5DU	16,893.00				

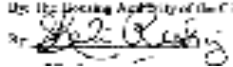
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Vernon Housing Authority Vernon (Lamar County) Alabama		Grant Type and Number Capital Fund Program No:AL09P084501-09 Replacement Housing Factor No:					Federal FY of Grant: 2009
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL 84-05	12/01/2011			12/01/2013			

PHA Name: Vernon Housing Authority Vernon(Lamar County) Alabama	Grant Type and Number Capital Fund Program Grant No: A1o9P084501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: 8/31/09
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$176,908.00	\$176,908.00	\$176,908.00	\$174,556.80
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	200,408.00	200,408.00	200,408.00	195,806.80
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	19,000.00		19,000.00	19,000.00

SIGNED
 By: 

EXECUTIVE DIRECTOR

DATE: 9/23/2009

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Vernon Housing Authority
Vernon (Lamar County) Alabama

Grant Type and Number

Capital Fund Program Grant No: AL09P084501-07
Replacement Housing Factor Grant No:

Federal FY of Grant: 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL84-03	Administration	1410						
	a. Cost of accounting and							
	Misc. costs		1LS	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	Complete
AL 84-03	Fees & Costs	1430						
	a.Hire A/E firm to pre-		1LS	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	Complete
	Pare contract docu-							
	Ments and inspect							
AL 84-03	Dwelling Structures						174,556.80 (Inclusive)	
AL 84-03	a. Install new central HVAC systems	1460	3 DU's	18,400.00	18,400.00	18,400.00		
AL 84-03	b. Upgrade electrical services to accommodate new HVAC systems replace devices, new interior lighting, and exterior new emergency (911) lighting	1460	3 DU's	19,750.00	19,750.00	19,750.00		
AL 84-03	c. Renovate bathrooms including new commodes lavatories and tub trim	1460	3 DU's	19,400.00	19,400.00	19,400.00		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Vernon Housing Authority Vernon (Lamar County) Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P084501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL 84-03	d. replace kitchen cabinets including new sinks and range hoods	1460	3 DU's	10,950.00	10,950.00	10,950.00		
AL 84-03	e. Install new VCT	1460	3 DU's	9,250.00	9,250.00	9,250.00		
AL 84-03	f. Install new drywall ceilings over 1x4 furring, finish and paint	1460	3 DU's	41,568.00	41,568.00	41,568.00		
AL 84-03	g. Install new 2x4 framing and 1x4 furring at interior and exterior walls as necessary install new paneling and wood trim including base corners and crown	1460	3 DU's	21,000.00	21,000.00	21,000.00		
AL 84-03	h. Replace interior doors and hardware	1460	3 DU's	10,900.00	10,900.00	10,900.00		
AL 84-03	i. Install new replacement windows	1460	3 DU's	10,900.00	10,900.00	10,900.00		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Vernon Housing Authority Vernon (Lamar County) Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P084501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL 84-03	j. Rework plumbing by removing above ceiling supply lines and relocating below the slab replace waste piping and reconfiguring gas lines as necessary	1460	3 DU's	14,441.00	14,441.00	14,441.00		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Vernon Housing Authority Vernon (Lamar County) Alabama	Grant Type and Number Capital Fund Program No: AL09P084501-07 Replacement Housing Factor No:	Federal FY of Grant: 2007
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

**PHA Name: Vernon Housing Authority
Vernon(Lamar County) Alabama**

Grant Type and Number

Capital Fund Program Grant No: A1o9P084501-08

Replacement Housing Factor Grant No:

**Federal FY
of Grant:
2008**

☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: 1)
 ☒ Performance and Evaluation Report for Period Ending: 8/31/09
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$21,000.00	\$29,300.00	\$29,300.00	\$21,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$173,211.00	\$164,911.00	\$164,911.00	\$141,022.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$196,711.00	\$196,711.00	\$196,711.00	\$164,522.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signed: _____ Title: _____ Date: _____ Approved: _____ Date: _____

SIGNED
Use the following Attachment of the Official Website, if it is

EXECUTIVE DIRECTOR

DATE: 9/23/2009

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Vernon Housing Authority
Vernon (Lamar County) Alabama

Grant Type and Number

Capital Fund Program Grant No: AL09P084501-08
Replacement Housing Factor Grant No:

Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL84-05	Administration	1410						
	a. Cost of accounting and							
	Misc. costs		1LS	2,500.00	2,500.00	2,500.00	2,500.00	Complete
AL 84-05	Fees & Costs	1430						
	a.Hire A/E firm to pre-		1LS	21,000.00	29,300.00	29,300.00	21,000.00	
	Pare contract docu-							
	Ments and inspect Lead							
	Base Paint testing and							
	abatement plans							
AL 84-05	Dwelling Structures	1460	25 bldgs.	173,211.00	\$164,911.00	\$164,911.00	\$141,022.00	
	a. Reroof 24 dwelling							
	Structures and the							
	Community center/							
	office							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Vernon Housing Authority Vernon (Lamar County) Alabama	Grant Type and Number Capital Fund Program No: AL09P084501-08 Replacement Housing Factor No:	Federal FY of Grant: 2008
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[illegible]

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will

comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The

application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)

- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (**Note: Standard and Troubled PHAs complete annually.**)

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Vernon Housing Authority Vernon(Lamar County) Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P084501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	2,500.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	185,842.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

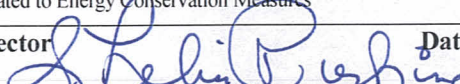
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Vernon Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P084501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	210,842.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 9/23/09		Signature of Public Housing Director _____ Date _____	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Vernon Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P084501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Administration	1410						
	a. Cost of Accounting & misc. costs		1 LS	2,500.00				
PHA Wide	Fees & Costs	1430						
	a. Hire A/E firm to prepare contract documents and inspect		1 LS	22,500.00				
AL084000010	Dwelling Structures	1460						
	a. Replace doors and hardware		4DU	21,022.00				
	b. Replace ceiling and paint entire apt.		4DU	19,150.00				
	c. replace VCT and install wood base		4DU	17,180.00				
	d. Update kitchens including cabinets, sinks and range hoods		4DU	17,150.00				
	e. Update bathrooms with new fixture trim and tub surrounds		4DU	19,150.00				
	f. Upgrade electrical		4 DU	24,780.00				
	g. Upgrade plumbing		4DU	26,960.00				
	h. Install new HVAC systems		4 DU	19,150.00				
	i. Replace windows		4 DU	21,300.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Vernon Housing Authority					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	12/01/2012		12/01/2014		
AL084000010	12/01/2012		12/01/2014		
AL084000010	12/01/2012		12/01/2014		
AL084000010	12/01/2012		12/01/2014		
AL084000010	12/01/2012		12/01/2014		
AL084000010	12/01/2012		12/01/2014		
AL084000010	12/01/2012		12/01/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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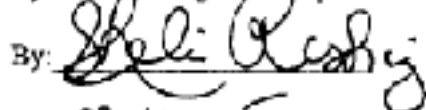
Page6

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number Vernon Housing Authority			Locality (City/County & State)Lamar		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name PHA Wide AL084000010	Work Statement for Year 1 FFY 2010_____	Work Statement for Year 2 FFY _2011_____	Work Statement for Year 3 FFY ____2012_____	Work Statement for Year 4 FFY _2013_____	Work Statement for Year 5 FFY ____2014_____
B.	Physical Improvements Subtotal	Annual Statement	185,842.00	185,842.00	185,842.00	185,842.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		2,500.00	2,500.00	2,500.00	2,500.00
F.	Other: Fees & Costs		22,500.00	22,500.00	22,500.00	22,500.00
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		210,842.00	210,842.00	210,842.00	210,842.00
L.	Total Non-CFP Funds					
M.	Grand Total		210,842.00	210,842.00	210,842.00	210,842.00

By: The Housing Authority of the City of Vernon, Alabama

By: 

Executive Director
9/23/2009

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

[illegible]

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Work Statement for Year 1 FFY _____	Work Statement for Year ____2____ FFY ____2011____			Work Statement for Year: ____3____ FFY ____2012____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA Wide	Administration/Accting	2,500.00	PHA Wide	Administration/Accting	2,500.00
Annual	PHA Wide	Fees & Costs/AE firm	22,500.00	PHA Wide	Fees & Costs/AE firm	22,500.00
Statement	AL084000010 (4DU)	Replace doors & Hdwr.	21,022.00	AL084000010 (4DU)	Replace doors & Hdwr.	21,022.00
		Replace ceiling & paint Apt.	19,150.00		Replace ceiling & paint Apt.	19,150.00
		Replace VCT Inst. wood base	17,180.00		Replace VCT Inst. wood base	17,180.00
		Update baths with new fixtures Trim and tub surrounds	19,150.00		Update baths with new fixtures fi Trim and tub surrounds	19,150.00
		Upgrade electrical	24,780.00		Upgrade electrical	24,780.00
		Upgrade Plumbing	26,960.00		Upgrade Plumbing	26,960.00
		Install new HVAC systems	19,150.00		Install new HVAC systems	19,150.00
		Replace windows	21,300.00		Replace windows	21,300.00
		Update kitchens including cabinets, sinks & range hoods	17,150.00		Update kitchens including cabinets, sinks & range hoods	17,150.00
	Subtotal of Estimated Cost		\$210,842.00	Subtotal of Estimated Cost		\$210,842.00

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

[illegible]

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement	NONE			
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

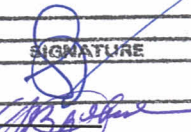
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	See			
Annual				
Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

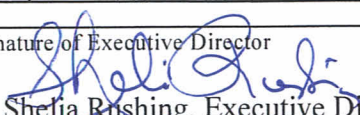
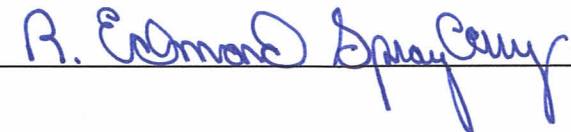
Part I: Summary					
PHA Name: Vernon Housing Authority Vernon (Lamar County) Alabama		Grant Type and Number Capital Fund Program Grant No: <u>AL09S084501-09</u> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: ARRA 2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 2 1) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 2 1)	\$2,497.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$34,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$212,500.00			
11	1465.1 Dwelling Equipment Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$248,997.00			
21	Amount of line 20 Related to LBP Activities	\$37,200.00			
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security -Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$52,000.00			

- ¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

READ, CLEARED, AND RECOMMENDED FOR APPROVAL AND SIGNATURE	
DATE <u>4/13/09</u>	SIGNATURE 
form HUD-50075.1 (4/2008)	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary				
PHA Name: Vernon Housing Authority Vernon (Lamar County) Alabama		Grant Type and Number Capital Fund Program Grant No: <u>AL09S084501-09</u> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: ARRA 2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost
		Original	Revised 2	Obligated Expended
Signature of Executive Director  Ms. Shelia Rushing, Executive Director		Date 03-04-2009	Signature of Public Housing Director  4/15/2009	

Part II: Supporting Pages								
PHA Name: Vernon Housing Authority Vernon (Lamar County) Alabama		Grant Type and Number Capital Fund Program Grant No: <u>AL09S084501-09</u> CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: ARRA 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410						
	a) Miscellaneous expense and							
	employ fee accountant for project							
	accounting.		1 LS	\$2,497.00				
PHA Wide	Fees & Costs	1430						
	a) Employ A/E firm for plans,							
	specifications and inspect.		1 LS	\$26,500.00				
	b) Hire an environmental firm to							
	design LBP related items.		1 LS	\$3,750.00				
	c) Hire an environmental firm for							
	clearance sampling after							
	completion of LBP abatement.		1 LS	\$3,750.00				
AL 084-05	Dwelling Structures	1460						
	a) Remove LBP		6 DU	\$29,700.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

[illegible]

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